

Middlebrook Road, High Wycombe, Buckinghamshire, HP13 5NL

We are pleased to offer for sale this three-bedroom bay fronted detached house located in a popular residential area a short walk from the highly rated Disraeli school.

Covered Porch | Entrance Hall | Large Bright Lounge/Dining Room With Far Reaching Views | Modern Fitted Kitchen | First Floor Landing | Three Good Size Bedrooms | Modern Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows And Doors | Good Order Throughout | Far Reaching Valley Views | Bespoke Car Port |

We are pleased to offer for sale this three-bedroom bay fronted detached house located in a popular residential area a short walk from the highly rated Disraeli school. Presented in good order throughout, the property has gas central heating to radiators with a new gas fitted boiler with Nest thermostat, double glazed windows and doors throughout with flush fit finish to front & side windows, a modern fitted kitchen, newly fitted bathroom suite, large lounge/dining room and three good size bedrooms on the first floor with stunning far reaching valley views. The rear garden provides a two-room garden office with double glazed doors and windows, along with direct access to park land and a rear service road. There is a bespoke covered carport to the side of the property plus additional driveway parking for several cars. Early viewing is advised on this excellent value family detached home.

Price... £490,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



LOCATION

Located approximately 1.5 miles West of High Wycombe centre with excellent shopping and 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. The facilities of Downley village are approximately half a mile and open countryside is a similar distance from this house. Junction 4 of the M40 is about a 5-10 minute drive.

DIRECTIONS

From the centre of High Wycombe, proceed along the A40 Oxford Road continuing into West Wycombe Road. On reaching the first set of traffic lights turn right into The Pastures, ascend the hill and as the road levels, turn left just before the speed camera into Middlebrook Road. Proceed for a short distance and the property will be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

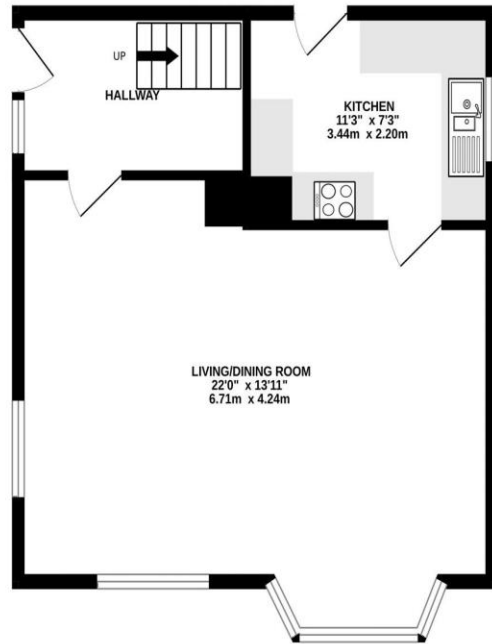
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

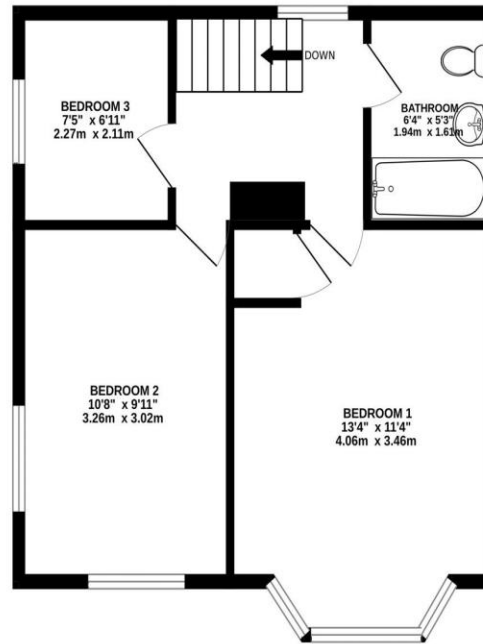


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

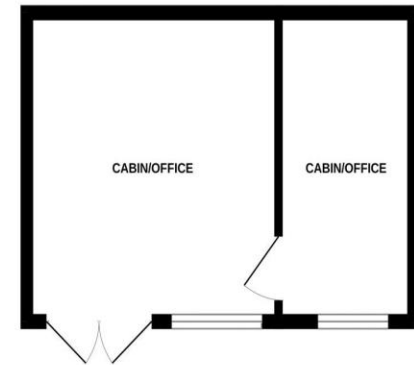
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership